

School Capital FacilitiesPublic Schools

~~The City of Monroe adopted the updated Monroe School District Capital Facilities Plan (CFP) in 2011. The plan is intended to provide the Districts, City of Monroe, Snohomish County and other jurisdictions with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next fifteen (2010-2025) years, as well as a more detailed schedule and financing program for capital improvements over the next six years (2010-2015). In accordance with the Growth Management Act the CFP contains the following:~~

- ~~• An inventory of existing capital facilities owned by the School District, showing the locations and capacities of the facilities.~~
- ~~• A forecast of the future needs for capital facilities owned and operated by the School District.~~
- ~~• A six year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes.~~
- ~~• The proposed locations and capacities of expanded or new capital facilities.~~

~~Prompted by a 2008 annexation and property located in the city's Urban Growth Area, Monroe adopted the Snohomish School District's Capital Facilities Plan in 2010. The Capital facilities Plan is intended to provide the Snohomish School District and associated jurisdictions a description of the facilities needed to accommodate projected student enrolment at acceptable levels of service, including detailed schedule and financing program for capital improvements, over the six year period of 2008-2013. The Monroe Urban Growth Area is served by two public school districts, Monroe School District #103 and Snohomish School District #201, which are special units of government created by the State of Washington that are operated and governed by locally elected school boards. Detailed information regarding each school district's school facilities can be found in the adopted school capital facilities plans.~~

Capital Facilities Plan

~~The City of Monroe, by ordinance, adopts the school capital facilities plans by reference as part of the City of Monroe Comprehensive Plan. The school capital facilities plans are usually updated by the school districts on a two-year cycle. The Growth Management Act requires reassessment of the land use element if probable funding falls short of meeting existing needs. This is necessary to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This Capital Facilities Plan is intended to provide local jurisdictions with information on the School District's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives.~~

In addition to the elements required by the Growth Management Act, the school capital facilities plans CFP provides supporting documentation for the variables used to calculate development impact fees.

~~The fifteen-year Capital Facilities Plan (2010-2025) and six-year Capital Facilities Plan (2010-2015) for the Monroe School District are hereby adopted as part of this Capital Facilities Element of the Monroe Comprehensive Plan as if set forth in full.~~

Impact Fees

The State Environmental Policy Act and the Growth Management Act authorize jurisdictions to require mitigation for impacts directly related to a proposed development. The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing “existing facility deficiencies (*Paying for Growths’ Impact – A Guide to Impact Fees*, State of Washington Department of Community Development Growth Management Division, January, 1992).

The City of Monroe ~~has been~~began collecting school impact fees ~~since in~~ 1991, using the State Environmental Policy Act as the collection method prior to the adoption of impacts fees consistent with the Growth Management Act in 2002. The City of Monroe has chosen to use Growth Management Act based fees to provide consistent treatment and to eliminate undo expenses for new housing developments.

In September 2002, the city adopted a school impact fee ordinance, Chapter 20.07 of the Monroe Municipal Code (MMC). The Snohomish and Monroe School District receive impact fees from development within the City of Monroe according to the provisions of MMC Chapter 20.07, and consistent with the Monroe School District No. 103 and the Snohomish School District Six-Year Capital Facilities Plan.

~~When the Council approved the ordinance approving Chapter 20.07 (School impact fees mitigation program), they deviated from Snohomish County’s established discount rate of fifty-percent for the Monroe School District. The City Council is not required to impose the same discount rate as the County. The City Council stated that a twenty-five percent discount was more appropriate in Monroe because the city has the largest and fastest growing school population in the District’s boundary. The Council also stated their desire to see new growth pay its proportionate share of impacts on District’s facilities; the twenty-five percent strives towards the general policy of making growth pay for the impacts of growth.~~

The impact fees ~~calculation is~~are based on the ~~District’s~~districts’ cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install temporary facilities. As required under GMA, credits have also been applied for State Match Funds, property taxes and capital project funds to be proposed for future bond measures. The formula worksheet used to calculate the basis for impact fees for residential development proposed within the City of Monroe Monroe School District are provided in the school capital facilities plans~~District’s Capital Facilities Plan, Appendix C.~~

The Monroe City Council will establish the school impact fees for residential development based on the school capital facilities fees for the school district in which the development is located. The City declines to adopt the proposed impact fee schedules contained in the school facilities

plans, disclaims any binding effect of the proposed impact fee schedules contained in the school facilities plans and will establish the percentage discount, if any, in and through its School Impact Fee ordinance (Chapter 20.07 of the Monroe Municipal Code).

Capital Facilities Goals, Policies, and Actions Goals

To ensure that decisions to provide, extend, or expand capital facilities are coordinated with the goals and policies of the land use element and are in place concurrent with the impacts of new development warranting such capital facilities.

To guarantee continuous, reliable and cost-effective capital facilities and public services to development in the Urban Growth Area in a phased, efficient matter reflecting the sequence of development as shown in the Land Use Element of the Comprehensive Plan.

To enhance the quality of life in Monroe through planned provision of public capital facilities either directly by the City or via coordination with other public and private entities.

To ensure that public facilities necessary to support new development are adequate to serve the development at the time the development is available for occupancy and use based on locally adopted level of service and in accordance with state law.

To achieve consistency in capital facility service standards within the Monroe planning area for each public service provided by multiple purveyors.

To achieve consistency in capital levels of service standards between Monroe's planning area and surrounding jurisdictions' planning areas within designated urban growth areas.

To ensure the efficient and equitable siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions in the region.

To ensure that new growth and development pay for a proportionate share of the cost of new facilities needed to serve such growth and development.

Policies

CFPI - Develop a capital facilities plan consistent with the provisions of the comprehensive plan for scheduling of community services and facilities such as:

- Street and sidewalk improvements
- Sewer, water, and stormwater system improvements
- Parks and recreation facilities improvements
- Public safety, including police and fire protection

Seek outside sources of funding, such as federal grant programs for municipal improvements, for these purposes.

CFP2 - Expand community utilities and facilities in a manner that will most efficiently and effectively serve the needs of the public and implement the policies of the Comprehensive Plan.

CFP3 - Encourage the full use of existing utility systems before allowing expansion, which would promote under-utilization of existing systems, increased costs to present and future users, and possible —leapfrog development.

CFP4 - Disallow development of un-sewered residences in areas where public sewers are available or are being installed.

CFP5 - Consolidate new utility systems into existing rights-of-way and easements whenever possible.

CFP6 - Conserve water by promoting programs to conserve and minimize use.

CFP7 - Phase in development of sewer and water services according to future land use needs and to meet GMA concurrency requirements. Extension of city-operated capital facilities and public services should not occur beyond the urban growth boundary during the planning period, unless

accepted by update to the comprehensive plan, for emergency reasons, to remedy a health hazard, or to provide urban service to an essential public facility.

CFP8 - Monroe's water, sanitary sewer and stormwater management plans (and future updates and amendments to those plans) are incorporated by reference, as part of this comprehensive plan.

CFP9 - The City shall coordinate its land use and public works planning activities with an ongoing program of long-range financial planning to conserve fiscal resources available to implement the capital facilities plan.

CFP10 - Coordinate with other public entities that provide public services within the Monroe planning area in development of consistent level of service standards.

CFP11 - Promote cooperation between the City, Snohomish School District, and the Monroe School District in providing sufficient opportunities for community utilization of school facilities.

CFP12 - Evaluate the impact of future school district plans on opportunities for public use of school facilities.

CFP13 - Keep the school districts informed of any land use changes or City actions that could impact school facilities. While the City has no authority with regard to either school districts policy in maintaining classroom size levels or student/teacher ratios, the City supports maintaining the highest possible levels of these services within the Districts. *CFP14* - The City adopts the Monroe and Snohomish School District Capital Facilities Plan to enable the district to collect impact mitigation fees. Subsequent updates to each Districts' CFP shall be reviewed and approved by the City Council by ordinance in order to continue the authorization to collect impact mitigation fees and to provide an opportunity for the Districts and the City to coordinate discussion of current issues and future planning efforts. However, the Monroe City Council will establish the school impact fees for residential development based on the school capital facilities fees for the school district in which the development is located. The City declines to adopt the proposed impact fee schedules contained in the school facilities plans, disclaims any binding effect of the proposed impact fee schedules contained in the school facilities plans and will establish the percentage discount, if any, in and through its School Impact Fee ordinance (Chapter 20.07 of the Monroe Municipal Code).

CFP15 - Coordinate parks planning with school site planning to develop shared use of parks and school facilities to minimize public costs of acquisition, maintenance, and use.

CFP16 - Encourage the shared use of community facilities such as parks, libraries, and schools.

CFP17 - Retain and protect critical areas, unique, or fragile natural features to maintain scenic, educational, and natural resource values. Integrate sensitive areas into a linear park and trail system where possible.

CFP18 - Maintain existing public access to community shorelines, particularly Al Borlin City Park, Skykomish River Park, and the Skykomish River.

CFP19 - Require standards for general open space, neighborhood parks, and mini-parks as integral components of all new development proposals.

CFP20 - Develop and maintain public properties in an exemplary manner for community use.

CFP21 - Incorporate safety, access to public transit, environmental protection construction standards, and aesthetic design features into the development of all public service facilities to ensure compatibility with surrounding land uses.

CFP22 - The following level of service guidelines should be used to evaluate whether existing public facilities are adequate to accommodate the demands of new development:

Water - Require that new development have adequate water supply for consumption and fire flow outlined in the 2008 Comprehensive Water System Plan.

Stormwater Management - Require that new development and redevelopment to comply with the requirements of the 2009 Comprehensive Stormwater System Plan.

Wastewater - Require that adequate wastewater treatment capacity, transmission, and collection facilities are in place to accommodate new development. The treatment plant minimum level of service shall maintain the following capacities: an influent flow of 1,000 cubic feet per month per ERU, 17.5 pounds of influent biochemical oxygen per month per ERU, and 17.5 pounds of suspended solids per month per ERU.

Recreation – See Chapter 3 of the Parks, Recreation, and Open Space Element for a complete list of minimum level of service standards by park and recreation facility type. The City no longer uses the mini, neighborhood, and community park standards and has instead adopted specific standards by recreation type including, but not limited to land types, trails, playgrounds, community centers, special use facilities, and support facilities.

Police Protection - The City of Monroe adopts the Monroe Police Department minimum level-of-service standard of a service response time of three minutes or less for —in progress requests for service within the urban growth area.

Fire Protection – The City of Monroe adopts the Monroe Fire District #3 minimum level-of-service standards of an alarm response time of less than six and one quarter (6.25) minutes within the City of Monroe.

Transportation - Maintain LOS —C‖ on all local and collector street intersections, except for intersections with state highways. Maintain LOS —D‖ at all non-state highway arterial intersections within the city. Establish LOS —D‖ for state highway segments, including

intersections with city streets or private driveways, subject to the Interlocal Agreement between the City of Monroe and the WSDOT dated 2-22-90 and as may be amended in the future.

Schools – The City of Monroe adopts the Monroe and Snohomish School District minimum educational service standards outlined in the associated ~~Capital-capital Facilities-facilities Planplans.~~

CFP23 - A development shall not be approved if it causes the level of service on a capital facility to decline below the standards set forth in Policy CFP22, unless capital improvements or a strategy to accommodate the impacts are made concurrent with the development for the purposes of this policy. —Concurrent with the development|| shall mean that improvements or strategies are in place at the time of the development or that a financial commitment is in place to complete the improvements or strategies within six years.

CFP24 - If adequate facilities are currently unavailable (or cannot be made concurrent with the development as defined in Policy CFP23) and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

CFP25 - Maintain an inventory of existing capital facilities owned by public entities. This inventory shall include location capacities of such facilities and should be updated annually.

CFP26 - Project needed capital facilities space based on adopted levels of service standards and forecasted growth in accordance with the land use element and the comprehensive plan. This projection should be updated annually.

CFP27 - Maintain at least a six-year Capital Facilities Plan to finance needed capital facilities as determined within projected funding capacities. The plan shall clearly identify sources of public money for capital facilities. If projected funding is inadequate to finance projected capital facilities needs based on adopted levels of service standards and forecasted growth, adjustments shall be made to the level of service standards, land use element or both to achieve a balance between funding capacities and needed facilities. The Capital Facilities Plan should be reviewed annually prior to the city budget process.

CFP28 - Capital projects that are not included in the six-year Capital Facilities Plan or which are potentially inconsistent with the comprehensive plan shall be evaluated by means of the comprehensive planning process prior to their inclusion into the City's annual budget.

CFP29 - The burden for financing capital should be borne by the primary beneficiaries of the facility.

CFP30 - General revenues should be used only to fund projects that provide a general benefit to the entire community.

CFP31 - Long-term borrowing for capital facilities should be considered as an appropriate method of financing large facilities that benefit more than one generation of users.

CFP32 - Where possible, special assessment (local improvement districts), revenue and other self-supporting bonds and impact fees will be used instead of tax supported general obligation bonds.

CFP33 - Develop and adopt new impact fees or refine existing impact fees in accordance with the Growth Management Act as part of the financing for public facilities. Such financing shall provide for a balance between impact fees and other sources of public funds and shall not solely

rely on impact fees. Public facilities for which impact fees may be collected shall include, but not be limited to, public streets and roads; public owned parks, open space and recreation facilities; school facilities; and city fire protection facilities.

CFP34 - The City shall adopt a concurrency management ordinance, in accordance with the GMA.

CFP35 - Require that development proposals are reviewed by the various providers of services, such as school districts, sewer, water, police, and fire departments, for available capacity and needed system improvements to accommodate development.

CFP36 - New or expanded capital facilities should be compatible with surrounding land uses; such facilities should have a minimal impact on the natural or built environment.

CFP37 - City plans and development regulations should identify and allow for the siting of essential public facilities. Cooperatively work with other municipalities and Snohomish County during the siting and development of facilities of regional significance.

Actions

CFA1 - Regularly update the capital facilities inventory, needs projections and finance plan. Monitor capital facilities for adherence to adopted level service of standards.

CFA2 - Adopt or amend ordinances as necessary to enable collection of impact fees for qualified system improvements.

CFA3 - Establish an annual review of development activities to determine the extent to which the goals and policies of the Comprehensive Plan are being accomplished.

CFA4 - Require the Planning Commission to review annually the Comprehensive Plan and the events that have occurred throughout the year and prepare an evaluative report for the City Council detailing the extent to which the established goals and policies of the Comprehensive Plan have been implemented.

CFA5 - Utilize the Comprehensive Plan in review of the zoning ordinance, other pertinent ordinances, the Capital Improvements Program, other City projects, and the annual budget.

CFA6 - Undertake a comprehensive update of the Comprehensive Plan no more than once a year and no less than once every five years.

CFA7 - Encourage initiation of the GMA Phase 2 planning reconciliation process with Snohomish County as soon as possible to begin the analysis and coordination necessary to review and examine development potential within the UGA and the potential future expansion of the Urban Growth Boundary.